

About Confident Coverage

Radian's Master Policy provides two options for rescission relief from eligibility criteria violations and material value variance:

A) At 36 months: Every Radian insured loan is eligible for rescission relief at 36 months if it meets the following criteria:

- No loan payment has been 60-days delinquent and not more than two loan payments were 30-days delinquent in the first 36 months.
- The 36th loan payment is not 30 days delinquent.
- All loan payments are made from borrower's own funds.*
- The loan is not subject to a workout.

B) At 12 months: *Confident Coverage* **

Radian's distinctive offering – *Confident Coverage* – allows originators or their servicers to opt-in for earlier rescission relief provided:

- The lender submits the origination and closing files for Radian's review.
- The borrower makes the first 12 months of timely payments from his/her own funds.*

How Does Confident Coverage Work?

Radian will review the origination and closing files submitted for Confident Coverage. If a loan was underwritten by Radian, as part of a non-delegated submission, we will only require the closing file be sent to us for review. For delegated submissions, we will require the origination and closing files be sent to us for review.

Scope of Reviews

For non-delegated loan submissions, Radian will verify that the loan has closed appropriately and nothing changed from the time Radian originally viewed the loan file.

For delegated loan submissions, Radian will perform a re-underwrite of the loan file, ensuring it meets eligibility criteria and is free of misrepresentations. The review may include verifications based on the loan profile consistent with industry best practices.

Submission Procedures

- Submit complete loan files no later than 180 days after the loan closing date.
- Upon certifying the loan for MI coverage, Radian will track all loans to help ensure timely submission of the Origination and/or Closing File for Radian's review.
- If Radian receives an incomplete file, the reviews will not start until all documents are received.
- Radian will send reminders for missing documentation every 30 days from initial receipt of the origination and/or closing file until day 150 (30-days before the end of the 180 day period).
- Customers can opt to receive a notification at the expiration of the 180th day if all documentation is not received. However, if the complete file has not been received by day 180, the loan will default to 36 month rescission relief under the Master Policy, subject to the all other terms and conditions.

- Any loan audited as part of Radian's QC selection process that does not have any material findings will also be issued a Confident Coverage eligible certificate

How to Send Documents

Documents can be sent one of four ways:

- Through an existing Secure File Transfer Protocol (SFTP) connection.
(if you do not currently have an SFTP connection with Radian, but are interested, please contact your Radian representative)
- Via secure email to CCdocuments@radian.biz
- Uploaded via our MI Online document portal
- Uploaded via LOS. Check your LOS for availability. For a list of LOS partners, please see the following link: [Radian Technology Partners](#).

To ensure quick turn times, Radian requests that documents be sent on loans as they close, rather than in bulk submissions.

What Documents are Required?

Please [click here](#) for a comprehensive list of document requirements

Timing of Review

A decision will be made within 60 days of receiving a complete origination / closing files.

Potential Outcome of Reviews

- After review of the complete file, Radian will either certify the loan as Confident Coverage eligible, or provide our findings or proposed resolution. If key loan characteristics that affect MI pricing (such as FICO, loan limits, occupancy, etc.) are present, but the loan is still insurable, Radian will maintain coverage and bill for the owed premium difference. These premiums will be due within 60 days to maintain MI coverage and certify the loan for Confident Coverage.
- If Radian discovers material issues that could alter our decision to insure a loan, we will provide detailed findings and allow 30 days for cure.
- If issues noted in the notification letter are not curable, Radian will issue a rescission of coverage on the respective certificate.

Notification of Confident Coverage

When a loan is certified for Confident Coverage, Radian will re-issue the certificate with the following language:

Confident CoverageSM Certified

The referenced loan insured under this certificate of coverage has been independently reviewed by Radian and is certified for enhanced rescission relief subject to the terms and conditions set forth in the Master Policy.

A copy of the new certificate is located on Radian's MI Online portal. Customers will have an option to receive singular notifications of the cert availability, or a monthly report containing all loans certified. Please contact your Radian representative for your preferred delivery method.

How to Sign Up

To sign up, authorized company representatives simply

- Visit www.radian.biz > Lenders> Master Policy> Existing Master Policy
- Click to submit [Radian's Master Policy, Delegated Authority and Confident Coverage Application.](#)

If you have questions please contact Customer Care at 877-723-4261 or email customercare@radian.biz.

* Interested parties to the transaction who would benefit from Confident Coverage (such as lenders, servicers, realtors, etc.) cannot make payments on the borrowers' behalf.

** Confident Coverage will be available under Radian's new Master Policy, anticipated to be effective no earlier than July 2014.